

ORDINANCE NO. 20060622-106

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200, 202, AND 208 NORTH CONGRESS AVENUE, AND 100, 102, AND 104 WEST 2ND STREET FROM CENTRAL BUSINESS DISTRICT (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT-CONDITIONAL OVERLAY (CBD-CURE-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from central business district (CBD) district to central business district-central urban redevelopment-conditional overlay (CBD-CURE-CO) combining district on the property described in Zoning Case No. C14-06-0074, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1, 2, 3, and 4, Block 19, Original City of Austin, according to the map or plat of record in the General Land Office of the State of Texas, and more particularly described by metes and bounds in an instrument recorded in Document No. 2005228751, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 200, 202, 208 North Congress Avenue, and 100, 102, and 104 West 2nd Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 25.0 to 1.0.

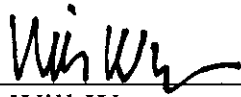
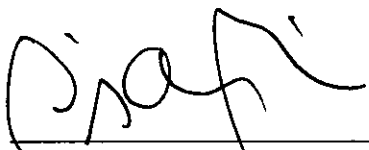
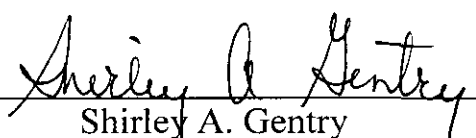
PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

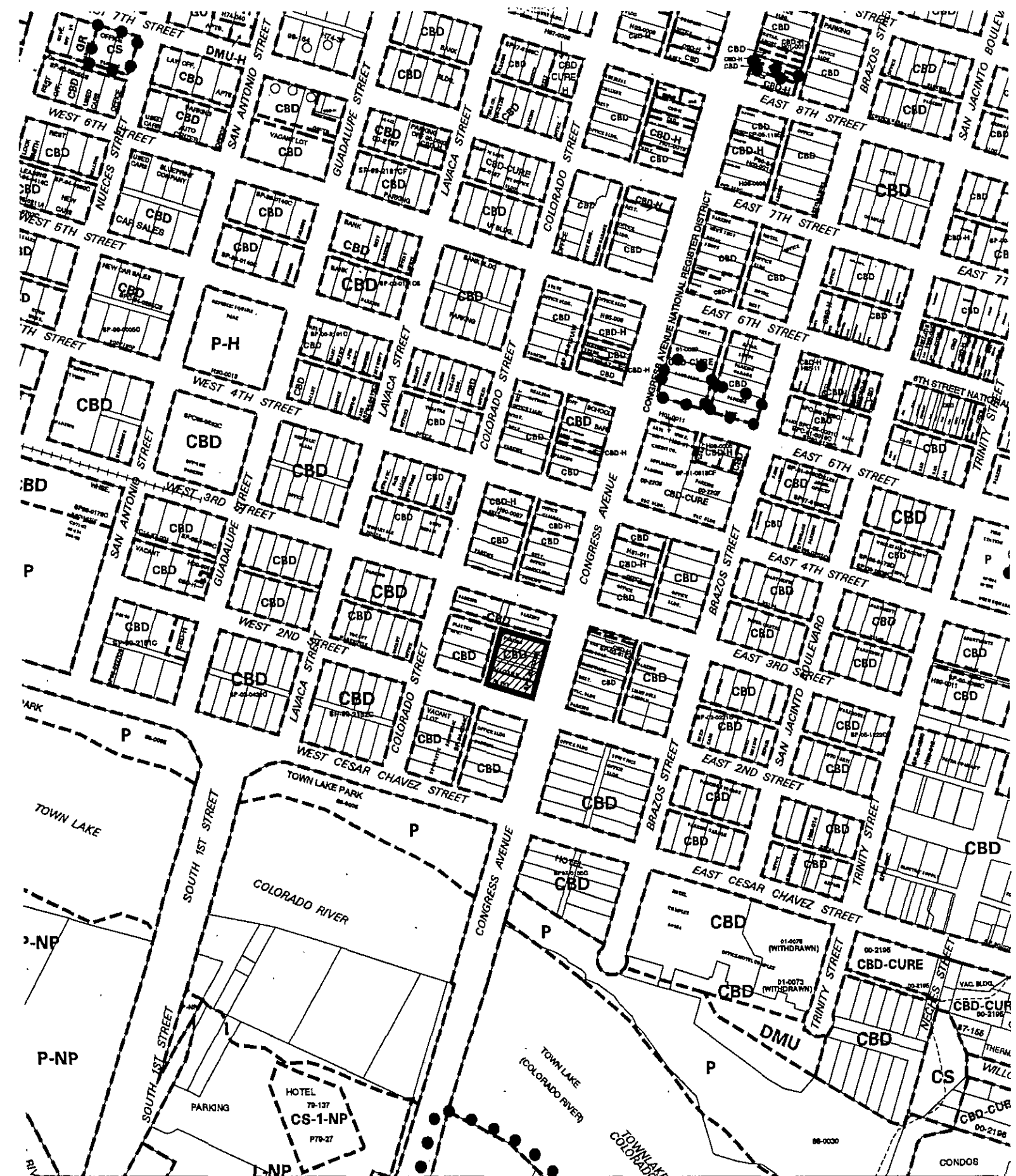
A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 4,850 trips per day.




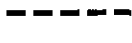
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on July 3, 2006.

PASSED AND APPROVED

_____ June 22 _____, 2006	§ § §	_____  _____ Will Wynn Mayor
APPROVED:  _____ David Allan Smith City Attorney	ATTEST:	 _____ Shirley A. Gentry City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-06-0074 ADDRESS: CONGRESS AVE AND W 2ND SUBJECT AREA (acres): 0.677	DATE: 06-04 INTLS: SM	CITY GRID REFERENCE NUMBER J22
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: J.ROUSSELIN				